



Village Planning Committee Meeting Summary GPA-LV-2-19-8

Date of VPC Meeting	July 8, 2019
Request	A request to amend the General Plan Land Use Map Designation on approximately 163.82 acres located at the southwest corner of 55th Avenue and Dobbins Road from Residential 0 to 1 dwelling units per acre; Residential 2 to 3.5 dwelling units per acre; Residential 3.5 to 5 dwelling units per acre; and Residential 10 to 15 dwelling units per acre to Residential 3.5 to 5 dwelling units per acre to allow for single-family residential.
Proposed Use	Single-Family Residential (3.5 to 5 dwelling units per acre)
Location	Southwest corner of 55th Avenue and Dobbins Road
VPC Recommendation	Approval
VPC Vote	7-0

DISCUSSION & RECOMMENDED STIPULATIONS:

GPA-LV-2-19-8 and Z-27-19-8 were heard together.

Seven public comment cards were submitted for these items. Five cards were submitted in favor, with 4 noting they wished to speak. One card was submitted indicating no position and wishing to speak. One card was submitted indicating opposition to the item and noting they wished to speak.

Mr. Nick Klimek provided an overview of the requested Minor Amendment to the General Plan Land Use Map for the 163.82-acre site at the southwest corner of 55th Avenue and Dobbins Road. There is also a companion rezoning case (Z-27-19-8) which proposes the development of approximately 628 dwelling units at a density of 3.83 dwelling units per acre.

The site currently has four land use map designations which reflect the original layout of the Laveen Town Center Planned Community District. The current designations include: Residential 0 to 1 dwelling unit per acre (11.85 acres); Residential 2 to 3.5 dwelling

units per acre (63.04 acres); Residential 3.5 to 5 dwelling unit per acre (71.12 acres); and Residential 10 to 15 dwelling units per acre (17.81 acres). The request is to change the designations to Residential 3.5 to 5 dwelling units per acre.

The site is situated between higher intensity land use designations along the Loop 202 Freeway Corridor and lower intensity residential land use designations to the east. The staff recommendation is to approve the request to change the General Plan Land Use Map designation to Residential 3.5 to 5 dwelling units per acre to provide a transition between land use intensities.

At the request of the Committee, Mr. Klimek also presented on the companion rezoning case Z-27-19-8 before discussion and deliberation.

Mr. Nick Klimek also provided an overview of the request to rezone the property for the development of approximately 628 dwelling units.

The subject site is currently zoned S-1 (Ranch and Farm Residence) with four approved zoning districts which reflect the original layout of the Laveen Town Center PCD including: RE-35 PCD (Single-Family Residence District, Planned Community District) (15.24 acres); R1-10 PCD (Single-Family Residence District, Planned Community District) (65.03 acres); R1-8 PCD (Single-Family Residence District, Planned Community District) (67.89 acres); and R-3 PCD (Multifamily Residence District, Planned Community District) (15.66 acres). The request is to rezone the property to R1-8 (Single-Family Residence District).

Due to the proximity to the Loop 202 Freeway Corridor, the areas immediately west of the site have approved entitlements for higher intensity land uses permitted under C-2 (Intermediate Commercial) and CP-BP (Commerce Park-Business Park). The areas to the north, east, and south of the site are entitled or developed as residential with a comparable density to that proposed on the site with two notable exceptions: east of 55th Avenue and north of Olney Avenue is a rural residential area located in Maricopa County; and at the northeast corner of 59th Avenue and Elliot Road is a project approved for commercial and multifamily residential.

The conceptual site plan proposes large lots in the northern section of the site and along 55th Avenue north of Olney Avenue, smaller lots in the western portion of the site, and medium size lots comprising the remainder of the site. The site plan contains detached sidewalks, pedestrian thoroughfares, and disbursed amenity areas. The site plan also calls for enhanced buffer treatments to mitigate potential impacts on the rural residential areas east of 55th Avenue and north of Olney. The applicant also supplied elevations that were shared in the staff presentation.

The staff recommendation is to approve the request subject to the stipulations contained in the staff report.

Mr. Andy Baron, of AndersonBaron, provided an overview of the project, the rationale for the proposed General Plan Land Use Map Designation, and the proposed zoning district. The request for 628 dwelling units is significantly less than permitted under the current approved zoning. By working extensively with the community, the site plan evolved, and he believes the resulting site plan more effectively transitions between

land use intensities than the Laveen Town Center PCD.

The conceptual site plan places the greatest intensity, 45-foot-wide lots, in the southwest section of the development where it is near the recently approved multifamily project planned to the south and the higher intensity uses anticipated along the freeway corridor.

He shared additional site plan details including local street cross sections, the proposed termination of 55th Avenue, pedestrian circulation features and trails, planned park areas, signage, wall treatments, and the eastern character fence along 55th Avenue north of Olney. He also shared the applicant would be willing to include a prohibition of two-story homes on Dobbins Road and within 200 feet of 55th Avenue north of Olney Avenue and a limitation that only two two-story homes are allowed in a row along Olney Avenue and 59th Avenue.

He stated the developer agrees with all the stipulations proposed in the staff report except for the five-foot detached sidewalks. He stated that while they agree with the idea of shaded sidewalks, the reality of a tree planted between the street and sidewalk is problematic due to maintenance issues and sidewalk upheavals. Mr. Baron proposed keeping the stipulation but reducing the landscape area to 3.5 feet.

Chairperson Glass invited members of the public to provide comment.

Mr. Mark Williams stated that he lives in Maricopa County on 55th Avenue and that he appreciates the developer's willingness to work with the residents to understand their needs. He asked about the height of the tree plantings along 55th Avenue and expressed concern that it may obstruct the view of the mountains.

Mr. Andy Baron stated that they will be planting low canopy trees to preserve views; however, trees must be tall enough to meet the equestrian trail standards.

Mr. Vance Pierce thanked the developer for their efforts and willingness to shift the 45-foot-wide lots to the southwest of the site and stated that he supports the project.

Mr. Sandy Hamilton asked why 45-foot-wide lots need to be included in the project at all. He stated that the HOA would likely have greater control over the planting and maintenance of trees if located in the common area between the street and sidewalk, rather than on private property.

Mr. Andy Baron responded that the presence and maintenance of trees on private properties will be regulated through covenants, codes, and restrictions; he indicated this approach is often more effective.

Mr. Dan Penton stated that he is opposed to the project due to concerns with: density and the presence of 45-foot-wide lots; the lack of employment in the project and the area; the failure to include the rural transition guidelines from the Southwest Growth Study; and how quickly the planning process is moving on this site.

He recommended: that rural lots face 55th Avenue; that a sound wall be built on 59th Avenue; that each segment of the project be submitted and reviewed independently; that scenic easements be recorded to preserve the views of the mountains; and that a mixed use agricultural overlay be placed on the property.

Mr. Phil Hertel expressed concerns and provided recommendations including the following: increase the lot sizes; change to a 3.5 foot detached sidewalk as requested by the applicant; approve R1-10 zoning rather than R1-8; require overhangs on all non-Spanish style front elevations of at least 18 inches; require a minimum lot width of 50 feet; and ensure that stipulations not be reversed by subsequent owners, if it occurs.

Chairperson Glass asked Mr. Mark Williams, as a county resident, how he feels about the idea of rural lots facing onto 55th Avenue from the west.

Mr. Mark Williams stated that he believes the buffer treatment proposed on 55th Avenue by the developer is a good approach and that he supports the project as proposed.

Mr. Carlos Ortega asked the developer to remove all 45-foot-wide lots or to distribute them throughout the development. He agreed that 5-foot detached sidewalks are problematic and expressed a preference for a 3.5-foot detachment.

Mr. Andy Baron stated that the placement of the 45-foot-wide lots on the interior of the site and near the planned multifamily and higher intensity development along the freeway corridor is appropriate and respects the character of Laveen. He also noted the area will change when the freeway opens, and the density will be especially appropriate at that time.

Ms. Mari Flynn, of Ashton Woods, stated that the 45-foot-wide lots are their Starlight product and their intent is to create a multigenerational community. The Starlight homes would be their most accessible model and provide an affordable option for young families. As residents age, the neighborhood strives to provide a sense of community for residents at various stages of life and financial stability.

Mr. Randy Schiller stated that his primary concern is the strip of 45-foot-wide lots adjacent to a strip of 50-foot-wide lots south of the 57th Avenue alignment. He agreed that 5-foot detached sidewalks are problematic.

Ms. Jennifer Rouse stated that she does not like the 45-foot-wide lots. She also expressed concern about safety along the pedestrian thoroughfares and asked if lighting will be provided.

Mr. Andy Baron stated that lighting will be provided at all entry points to the pedestrian thoroughfares and amenity nodes; however, they will need to evaluate whether to light the interior paths to reduce the impact of lighting on individual property owners.

Ms. Wendy Ensminger stated the preference of the Village Planning Committee is to have lots greater than 50-foot-wide south of Baseline.

Ms. Mari Flynn, offered to change the proposed 45-foot-wide lots south of the 57th Avenue alignment and adjacent to the proposed 50-foot-wide lots so all lots in those rows are 50 feet in width.

Mr. Scott Ward stated that he is purchasing land located along the 202 Freeway between Dobbins Road and Elliot Road and plans a development that may include auto dealerships and medical facilities up to four-stories in height. He stated that he strongly supports the project and is supportive of the 45-foot-wide lots because Laveen, and

Phoenix as a whole, needs affordable housing.

Ms. Samantha Keating, staff, informed the committee that separate motions are required for the General Plan Amendment and the rezone request.

MOTION FOR GPA-2-19-8

Ms. Tonya Glass moved to approve the GPA-2-19-8 per staff recommendation. **Mr. Carlos Ortega** seconded the motion.

Vote

7-0, Motion to approve, with Committee Members Glass, Ensminger, Harlin, Flunoy, Ortega, Rouse and Schiller in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff has no comments.